

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Craiglea Court, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Doncaster East

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Peter Budge Av TEMPLESTOWE 3106	\$1,850,000	26/08/2023
2	18 Bali Hi Blvd TEMPLESTOWE 3106	\$1,820,000	21/06/2023
3	58 Landscape Dr DONCASTER EAST 3109	\$1,700,000	10/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/11/2023 13:57

1 Craiglea Court, Doncaster East Vic 3109

**Jellis
Craig**

Nicole Qiu

8841 4888

0422 419 357

nicoleqiu@jellisrcraig.com.au

Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

September quarter 2023: \$1,650,000



 4  2  2

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



30 Peter Budge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,850,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 651 sqm approx



18 Bali Hi Blvd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,820,000

Method: Private Sale

Date: 21/06/2023

Property Type: House (Res)

Land Size: 789 sqm approx



58 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,700,000

Method: Private Sale

Date: 10/08/2023

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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